

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

SEPTEMBER 21, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sander
Craig S. Owens, City Manager
Marc Lopata
Ron Reim

Absent:

Steve Lichtenfeld, Aldermanic Representative
Scott Wilson
Jim Liberman

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off. He noted that since there are only four members in attendance this evening, three affirmative votes will be needed for approval. He informed the applicants that if they wish, they can postpone their request to a subsequent meeting when more members are present.

MINUTES

The minutes of the September 9, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – 7630 FORSYTH BLVD. (FORMER SHADY OAK THEATER) – SURFACE PARKING LOT

Jeff Gershman, representing TNG L.P., owner, was in attendance at the meeting.

Catherine Powers noted that this project has been the subject of a lot of activity over the last several months and that the site would be developed as a conditional use permit under the requirements of the Transit Oriented Development (TOD) District, but since the original application was submitted prior to the adoption of the TODs, staff did not believe it would be reasonable to require implementation of the TOD requirements for this project..

Catherine Powers explained that the proposed project consists of a 26-space surface parking lot to provide additional off-street parking for the adjacent Chandler building located at 7636 Forsyth. The site measures approximately 7,500 square feet and is located within the recently approved Forsyth Station Transit Oriented Development Overlay Zoning District. This application was submitted prior to the City's enactment of the TOD's and; therefore, is allowed to follow the regulations which were in effect at the time of application. The Zoning Regulations in the C-2 General Commercial District allow parking lots as a permitted use. The Site Plan shows 26 angled off-street parking spaces with a one-way entrance off of Forsyth. The vehicles will exit the lot onto the alley located to the south. The spaces are 9' x 19' 3" and the aisle width is shown at 16.5-feet. The surface of the lot will be asphalt and will contain two low brick-faced walls to screen the lot from Forsyth. The site slopes heavily from Forsyth to the back alley. The Site Plan shows a five-foot encroachment onto the adjoining property at 7636 Forsyth. In addition, the proposed streetscape and public-use sidewalk is located on private property. A boundary adjustment plat has not been submitted showing the necessary easements for these areas. Catherine stated that nearly all of the site, with the exception of the planters facing Forsyth, will be paved surface. The plans indicate that a grate inlet will be placed on the southeast corner at the lowest portion of the site, which will collect the surface runoff and will connect to an existing storm sewer. The applicant proposes to install two (2) planter beds facing Forsyth Boulevard and two (2) brick-faced walls that will screen the vehicles as viewed from Forsyth. The applicant proposes to install City Streetscape in front of the property to match the adjacent Wellbridge site. Catherine stated that staff believes that the surface lot is not the ideal use of property in this area per the recently adopted Transit Oriented Development Overlay District; however, staff has been told by the applicant that this surface lot is short term use and that if approved, future redevelopment of the area will not be hampered. Furthermore, this lot will allow a productive use for this property which has been vacant for several years. As proposed, the parking lot encroaches five (5) feet onto the adjoining property at 7636 Forsyth. A boundary adjustment plat needs to be approved by the Plan Commission showing the parking lot entirely on Lot 3. In addition, the proposed public sidewalk is located on private property, so an easement agreement to the City of Clayton is required to allow this area to be used as a public sidewalk. Therefore, staff recommends approval as submitted with the following conditions:

1. That a boundary adjustment plat be approved by the Plan Commission adding five (5) feet of width to the subject lot (Lot 3) prior to building permit issuance.
2. That an easement agreement be approved by the City for public use of the sidewalk area fronting Forsyth Boulevard.
3. That the applicant coordinate with the Public Works Department regarding installation of the City's Streetscape.

Catherine noted that although staff realizes that a surface parking lot is not an ideal use of the property; this lot is for short term use as the area is subject to future development projects.

Chairman Sanger asked if the parking lot is to satisfy parking requirements of the adjacent buildings.

Catherine Powers replied “no”.

Chairman Sanger asked what happens if the lot goes away.

Catherine Powers indicated that the Chandler building would have to be assembled for any new project that comes in.

Mr. Gershman explained that the subject property has been vacant for 8 years and that the problem for the theater was the lack of parking. He stated that the same situation exists with the Chandler building. He indicated that 10,000 square feet of the second floor has been empty for over 10 years as well as some frontage tenant space being vacant for about 4 years. He stated that the property owners believe that parking is the problem and that they see this as an interim use of the property. He commented that the Master Plan cites the need for parking and the redevelopment of the south side of Forsyth Blvd. He stated that this project initially began as a 2 story garage containing 48 spaces and it is now down to a 26 space surface lot with one way in off Forsyth and one way out (at the rear). He stated that the owners agree to City streetscape and an easement to the City.

Chairman Sanger asked what else needs to be done with regard to this proposal.

Catherine Powers advised the members that a boundary adjustment needs to be brought to this Board and an easement agreement implemented.

Chairman Sanger asked if approval would be subject to these stipulations.

Catherine Powers replied “yes”.

Ron Reim commented about the significant slope of the site. He asked if the lot complies with ADA requirements.

Catherine Powers replied “yes”.

Marc Lopata asked why we are not requiring the property developed under the requirements of the TOD.

Catherine Powers reiterated that the TOD District regulations were adopted after the initial application was submitted. She stated that the application has been in for a long time.

Marc Lopata asked about storm water run-off calculations. He asked if the cfs will be increasing.

Catherine Powers indicated that it should not increase as the site was previously (with the theater building) at almost 100% coverage and with the lot, will be about the same coverage.

Marc Lopata commented that the site is currently grass.

Mr. Gershman indicated that the building was demolished late winter. He noted that the Public Works Department as well as MSD has signed off on the storm water prevention plan.

Being no further questions or comments, Ron Reim made a motion to approve the site plan per staff recommendations. The motion was seconded by Craig Owens and unanimously approved by the members.

Marc Lopata asked that it be noted that this would be a good project to utilize pervious asphalt to see how it performs.

Mr. Tyrer, project architect, commented that the site has always, with the exception of recently, been covered with impervious surface.

Chairman Sanger advised the applicant that Marc was making a suggestion; it is not a requirement.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the parking lot material will be asphalt and to screen the lot, two (2) approximately 3-foot high brick-faced walls will be constructed at the entry point facing Forsyth. In front of the walls, two (2) raised landscape planters are also proposed providing low plantings. The applicant is proposing to install the City's Streetscape along the property frontage. As a result, the sidewalk area will contain two new street trees. Three (3) standard light fixtures are shown attached to the Chandler building which will illuminate the lot at night. Catherine noted that the surface lot will provide additional parking for the adjacent Chandler building and will incorporate the City's streetscape and planter beds to minimize the visual impact of a surface lot in this area. Staff believes it would be an improvement to use decorative style lighting fixtures to illuminate the lot and therefore, recommends approval as submitted with the following conditions:

1. That the light fixtures used on the building to illuminate the parking lot be changed to allow a more decorative appearance for staff review and approval.
2. That the property owner provides and maintains landscaping within the planters facing Forsyth.
3. That the City's streetscape installation be coordinated with the Public Works Department prior to occupancy of the lot; and

4. All other conditions as required in the Site Plan Review staff report.

Mr. Gershman presented a brick sample to the members.

Chairman Sanger asked about the light fixtures.

Mr. Tyrer distributed a lighting cut-sheet to the members.

Chairman Sanger asked for something more “Claytonish”.

Catherine Powers asked if staff could work with the applicants to come up with appropriate lighting.

Mr. Mel Disney, Clayton resident, asked if some type of agreement is needed since the lights for the parking lot are on a different parcel than that of the lot.

Chairman Sanger asked Mr. Gershman if Solon Gershman owns both parcels.

Mr. Gershman replied “yes”.

Catherine Powers stated that it is not a requirement to tie the two parcels together.

Being no further questions or comments, Ron Reim made a motion to approve per staff recommendations. The motion was seconded by Craig Owens and unanimously approved by the members.

Chairman Sanger commented that he hopes this lot is temporary.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION –
COMMERCIAL – 7737 CLAYTON ROAD (LADUE NAIL & SPA)

Mr. Lei Mak, project architect, was in attendance at the meeting.

Catherine Powers read staff’s memorandum as follows: The proposed project consists of demolishing the existing building and constructing a new two-story commercial nail and spa business. The site measures approximately 9,289 square feet and is located on the corner of Bemiston Avenue and Clayton Road. The height of the building is shown at 33 feet from the average grade elevation to the top of the mechanical screen. The building contains 4,199 square feet on two levels. A proposed surface parking lot is located behind the building with a single access point off of Bemiston. The parking lot provides spaces for 14 vehicles. The spaces are 9’ x 18’ in conformance with the Zoning Regulations. The plan provides appropriate pedestrian access in and around the building. Access from the parking area to the building is via a walkway leading to the entry vestibule. In addition, a walkway is proposed which will allow direct access from the sidewalk on Clayton Road. The property will contain new sidewalks along the Bemiston and Clayton Road sides. Tree lawns are proposed along both street frontages. The Clayton Road

sidewalk has been realigned to provide a tree lawn. The new location of the proposed sidewalk along Clayton Road is on private property and outside of the existing 5-foot easement. The applicant proposes to remove two six-inch Pin Oak street trees to accommodate the new curb cut leading to the rear parking lot. Tree lawns are proposed along Bemiston and Clayton Road. Five (5) new street trees are proposed in the newly established tree lawns. The open front lawn area which currently exists along Clayton Road is being maintained. The landscape plan shows minimal landscaping limited to hedge rows and one (1) Chinese Dogwood. the parking area is proposed to be screened with a low brick-faced wall with a 6-foot cedar fence placed on top. The residential properties to the north currently have privacy fences. Trash will be stored within an enclosure located behind the building and will be screened with a wood fence. The mechanical units will be placed on the roof and will be screened with a Trespa composite panel to match the proposed façade panels. Storm water from the parking lot will be directed to a grate inlet and connected to a storm sewer on Clayton Road. The downspouts will also be connected to the storm sewer on Clayton Road. Storm water quality structures which will filter the water prior to it entering the sewer system will be placed on the southwest corner of the property. Finally, due to the proposed parking lot entrance, an existing curb inlet will be removed and will be replaced with a grated inlet. The Department of Public Works has reviewed these storm water plans and finds them acceptable. Staff is of the opinion that the site plan of this new building will set the standard for any new developments in this area. The proposed site plan introduces a new tree lawn for Clayton Road and has very good pedestrian access from all portions of the site. The new sidewalks and street trees will have a positive impact on the area. The off-street parking meets the Zoning Regulations. Staff believes that the landscape plan could be further developed to include landscape beds and a greater mixture of plant material to compliment the building, especially along the building face fronting Clayton Road. In addition, an additional easement of five (5) feet is required due to the new sidewalk placement along Clayton Road. The easement agreement with the City allow the sidewalk to be considered a public sidewalk even though it is located on private property. Staff's recommendation is to approve as submitted with the following conditions:

4. That a public maintenance and use easement agreement be submitted to the City for public use of the sidewalk area fronting Clayton Road prior to building permit issuance.
5. That a final landscape plan be approved by Staff prior to the issuance of building permits.
6. That all sewer improvements be constructed according to the Department of Public Works specifications.

Catherine Powers noted that the existing building has major code violations.

Mr. Mak introduced Mr. & Mrs. Loc's son and the civil engineer (Gary Kloser) to the members.

He stated that they propose to demolish the existing building and construct a new building to house Ladue Nail & Spa. He stated that parking will be provided for 14 vehicles with one handicapped space at the rear of the building and that there will be two points of access to the building – one from the parking lot and the other off the sidewalk. He stated the site slopes to the

south about 2 to 3 feet and there will be a short brick retaining wall. He indicated that there will also be a ramp to the front entrance for handicapped accessibility. He stated that staff recommended a tree lawn along Clayton Road and a sidewalk and tree lawn along Bemiston. He indicated that two Pin Oak trees will be removed and five new trees planted as well as bushes along the front and rear by the entrance. He indicated that this is a simple two story building that will house Ladue Nail & Spa.

Mr. Kloser indicated that they are eliminating the existing curb-cuts and will install new curbing. Additionally, they are going to install a swale to tie into the existing system that runs to Clayton Road. He stated that they will match the sidewalk to that of the neighbors.

Marc Lopata asked about the lighting code.

Catherine Powers indicated that lighting does not fall under the Zoning Regulations; it is a Building Code issue and handled by the City's Building Official.

Marc Lopata asked that more uniform lighting be provided.

Chairman Sanger asked Mr. Mak why the lighting is designed as proposed.

Mr. Mak indicated that they working with a lighting company and that is what was recommended.

Chairman Sanger asked the applicant work with staff regarding the lighting.

Catherine Powers stated the need for the lighting to be distributed evenly on the lot.

Marc Lopata asked about the comment in staff's memorandum that "Staff is of the opinion that the site plan of this new building will set the standard for any new developments in this area."

Catherine Powers indicated that this will set the standard in the area for the tree lawn (not the building itself) to make it pedestrian friendly and that every future applicant would be asked to do the same.

Marc Lopata questioned the standard for a tree lawn as opposed to something like the Energy Code.

Catherine Powers indicated that the Code could be changed.

Being no further questions or comments, Marc Lopata made a motion to approve the site plan per staff recommendations and that the applicant work with staff on the parking lot lighting and that the statement referenced earlier be removed from staff's memorandum.

Chairman Sanger commented that the statement in the memo is not part of the approval of this project.

Catherine Powers stated that it will be removed.

The motion was seconded by Ron Reim and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed building will be constructed of tan/cream colored Trespa composite panels and reddish brick with cultured stone for the columns. Aluminum windows are proposed for the first and second story windows. The rooftop mechanical units will be screened with same Trespa panels used on the façade. A brick faced-retaining wall is shown surrounding the rear parking lot with a 6-foot high cedar fence placed above. The trash enclosure is located within the rear parking lot and is screened with a 6-foot high wood fence with gate. Signage is shown on an architectural projection facing Bemiston and on the Clayton Road building elevation. A monument signs is not proposed. The locations of these signs are in accordance with the Sign Ordinance; however, the material and dimensions are not specified. The building will use three materials, each providing a different texture. With the three materials, the appearance seems somewhat “busy”; however, the architect is attempting to maintain a modern appearance while accepting the feedback of the Architectural Review Board at its conceptual presentation that traditional materials be considered. Trespa panels have been previously used on a multi-family building on Alamo but not as prominently as what is proposed with this design. Overall, staff believes that the color combinations are indicative of the other commercial buildings in the area and the materials, including the Trespa panels represent an appropriate solution to the building’s design and will compliment the area, although more brick and less Trespa would be an improvement. The sign locations are appropriate for the building; however, a sign permit detailing the dimensions and materials are required prior to installation and therefore, staff’s recommendation is to approve with the condition that the sign materials be approved by staff and that sign permits be issued reflecting the final material and illumination.

Mr. Mak indicated that the design as presented at their previous conceptual review remains the same; however, they have changed the proposed materials as recommended by this Board.

A sample of the brick and color sample for the Trespa (light tan) were presented to the members. He stated the same brick will be used for the retaining wall. He indicated that the owner would like to use some cultured stone for the column. He presented a photo of the proposed stone as he did not have a sample available.

Chairman Sanger asked if the stone is full size or panel.

Mr. Mak indicated that the stone is thinner, about 2 – 3” thick.

Chairman Sanger asked if the stones are individually installed.

Mr. Mak replied “yes”.

Ron Reim asked the approximate size of the stones.

Mr. Mak indicated that the average about 2 X 6 or 7", but come in various sizes.

Chairman Sanger asked if mortar is used.

Mr. Mak replied "yes".

Chairman Sanger asked if staff has an issue with the use of this stone.

Catherine Powers replied "no".

Chairman Sanger commented that it looks much better than it did at the conceptual presentation.

Being no further questions or comments, Marc Lopata made a motion to approve per staff recommendation. The motion was seconded by Ron Reim and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 341 N. CENTRAL AVENUE

Lauren Strutman, project architect, was in attendance at the meeting. Also in attendance were the property owners, Bob McCoolle and Alison Allman.

Catherine Powers explained that the proposed 2,686 square foot, approximately 21'-7" height 2-story painted cedar siding and stone single-family residence will feature a two-car below grade, front entry garage. She noted that wood exterior for this area (Old Town) is acceptable as is a front entry garage. The site measures approximately 6,275 square feet and is located in the North Bemiston Subdivision. The plans indicate that the existing impervious coverage is 54.6% of the site. The new plans show impervious coverage at 2,912 square feet or 46.4% of the site due to the removal of an existing carport and asphalt driveway. The existing storm water runoff is 0.40 cubic feet per second. Storm water runoff on the proposed site plan will be reduced to 0.39 cubic feet per second. Storm water will be connected via downspout to pop-up bubblers. Swales will run along the northern and southern edges of the structure. Runoff from pop-up bubblers and swales will be directed toward the street. Trash will be enclosed below the front porch behind a wood gate similar in style to that of the garage door. The HVAC system will be enclosed at the rear of the house and screened by wood framed lattice panel. The applicant proposes to remove one 40" Red Oak and one 20" Scotch Pine. A certified arborist has declared that the long term prospects of the Red Oak tree's survival are not good, regardless of construction activity. The City's contracted landscape architect concurs with this assessment. The Landscape Plan contains a 6' Spruce that will replace the Pine. Nineteen trees totaling 41 caliper inches will replace the 40" Red Oak. Protective fencing is required around all trees along the southern property line that will be impacted. The City's contracted landscape architect shall inspect all tree protection measures before demolition begins on the subject property. Although the Landscape Plan indicates that the proposed retaining wall material is Belgard Celtik, the architect has clarified to staff that there is an error in the labeling and that the actual material will be stacked stone as shown on the architectural drawings. The Staff

believes that this project will not impact adjacent properties and the impervious coverage, storm water mitigation, and setbacks are in conformance with the R-3 One and Two Family Zoning Ordinance requirements. Five trees are shown on the Landscape Plan to be impacted. Inspection by the City's contracted landscape architect of the protective measures taken to preserve these trees is required prior to demolition and therefore, staff's recommendation is to approve as submitted with the condition that the City's contracted landscape architect inspects all tree protection measures for impacted trees prior to demolition on the subject property.

Ms. Strutman introduced the owners to the members. She noted that the civil engineer is also in attendance. Ms. Strutman presented a site plan to the members, noting a reduction in lot coverage, and indicated that the owners are happy to comply with staff's recommendation regarding tree protection. She indicated that the owners would like permission to re-locate the HVAC units to the side of the house so they do not have to be placed directly under their master bedroom window at the rear. She noted that the house is very narrow (approx. 39' wide).

Catherine Powers asked Ms. Strutman if the units would be at least 5 feet away from the side property line.

Ms. Strutman replied "no"; they would not.

Catherine Powers informed Ms. Strutman that since the units could not be located at least 5 feet away from the side property line, they could not be located along the side of the house.

Marc Lopata commended Ms. Strutman on the reduction of storm water run-off. He suggested using a geo-thermal system. He asked if this project were to fall under the proposed new guidelines if the 40" tree would only have to be replaced with 30".

Ms. Simons (Planning Dept. Intern) commented that she is not exactly sure how much of that 40" would have to be replaced, although it would be a reduction.

Marc Lopata asked if the proposed replacement trees for this project are on the proposed tree list.

Catherine Powers indicated that a review of the proposed tree list was not done as the list is still a work in progress. She noted that the health of the 40" tree is declining.

Marc Lopata commented that the idea was to look at new projects and see how they compare to the new (proposed) regulations.

Mr. David Hess (University City), adjacent property owner, informed the members that he concurs that the Red Oak is in decline as it is leaning over onto his property. He stated that he also would have no objection to the owners placing their HVAC units along the side of the house.

Ms. Elizabeth O'Herin (339 N. Central Ave.), adjacent property owner, indicated that she is very happy with the proposal.

Mr. McCoolle asked if there was any way to receive approval to place the units on the side.

Catherine Powers informed Mr. McCoolle that the units must be 5 feet away from the property line.

Chairman Sanger indicated that this Board cannot override that regulations.

Mr. McCoolle stated that they will look into a geo-thermal system.

Being no further questions or comments, Marc Lopata made a motion to approve the site plan per staff recommendation, noting that the HVAC units must be in the rear yard unless a suitable alternative is achieved and approved by staff. The motion was seconded by Ron Reim and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of cedar shingle siding painted tan with a limestone colored stone veneer covering no more than 25% of any façade. Brown colored architectural asphalt shingles will cover the roof, and the window casements will be cream colored. An attached two car garage with a single carriage style door will be located below grade with a front entry. The driveway is proposed to be exposed aggregate. Stacked stone retaining walls will run along the southern edge of the property, the northern entry to the garage, and between the exposed aggregate walk and driveway. The painted cedar shingle siding proposed for the exterior of the new residence is not a commonly accepted exterior material throughout the City of Clayton; however, the Architectural Review Guidelines state that genuine wood shingle siding may be permitted on a lot located on a street where one or more homes with such siding already exists. Three other residences on the same block as the subject property use cedar shingle siding as the primary exterior material. The cedar siding on two of these residences is also painted tan. Although the garage will be a prominent feature of the proposed structure, the below grade front entry garage will minimize impervious coverage on the lot by eliminating the need for a turnaround driveway and an accessory structure. Front entry garages are predominant in Old Town, and this garage placement is in conformance with the neighborhood. Catherine indicated that staff recommends approval as submitted.

Chairman Sanger asked about the graph that was placed at each member's seat prior to the meeting.

Jason Jaggi indicated that it speaks to storm water run-off and tree replacement and calls out the two projects that are on the agenda (for site plan review) this evening.

Ms. Strutman presented a color rendering to the members. She stated that there are three other wood homes in the area and believes this will be a nice addition to the street. Elevation drawings were presented as well as samples of the cedar siding (painted), stone (tumble harvest mix), trim (cream color), roof (brown architectural shingle) and window (cream to match trim).

Chairman Sanger commented that it is a great little house for the lot. He has Lauren if she has designed 50 or more homes in Clayton.

Ms. Strutman indicated that she has designed over 30 in Clayton.

Chairman Sanger stated that once she has reached 50, the City should throw her a party.

Being no further questions or comments, Ron Reim made a motion to approve. The motion was seconded by Marc Lopata and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW - NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE – 64 ARUNDEL PLACE

Jim Walsh, owner/architect, was in attendance at the meeting.

Catherine Powers explained that this project consists of a two-story brick 1,493 square foot 28' in height addition to the 1,988 square foot structure. The site measures approximately 7,884 square feet and is located in the Hillcrest Subdivision. The plans indicate that the existing impervious coverage is 48.92% of the site. The new plans show impervious coverage at 4,293 square feet or 54.45% of the site. The existing storm water runoff is 0.49 cubic feet per second (cfs). Storm water runoff on the proposed site plan will remain at 0.49 cfs. New downspouts at the rear of the proposed addition will daylight storm water in the back yard. Trash will be enclosed on the southwest corner of the property. Screening in addition to the existing wood and chain link fences along the property lines is necessary. The HVAC system will be located at the rear of the proposed addition and should be screened by evergreen shrubbery or additional fencing. No existing trees are being removed or impacted as a part of this project. No new trees are proposed to be planted. Staff believes that this project will not impact adjacent properties and the impervious coverage, storm water mitigation, and setbacks are in conformance with the R-2 Single Family Zoning Ordinance requirements. According to calculations, storm water runoff will not increase on this site as a result of the proposed addition. Day lighting is an appropriate measure for storm water mitigation on this site because the combined sewer system in the subject area prohibits downspouts from connecting. Catherine indicated that staff's recommendation is to approve as submitted with the following conditions:

- 1) Indicate on the plans the screening material for the trash enclosure.
- 2) Indicate on the plans the screening material to surround the HVAC system.

Catherine Powers noted that there is some dispute regarding the cfs calculations and that there has been some discussion regarding what the run-off actually is and how there can be no additional run-off (as indicated by applicant) when there is more building on the lot.

Mr. Walsh introduced himself to the Board. He stated that his civil engineer is out of town and that he was just made aware of the cfs calculation concerns this morning. He stated

that the addition will be located where an existing 500 square foot patio is located. Mr. Walsh then explained how the cfs calculations were derived.

Chairman Sanger asked about the existing 500 square foot patio.

Mr. Walsh stated that the table does not take into account the existing impervious coverage (patio).

Marc Lopata indicated that in addition to the run-off issues, there are concerns with the massing of the structure and other issues that are highly contested in the neighborhood. He asked that this item be postponed until there is a full compliment of the Board.

Chairman Sanger explained to Mr. Walsh that postponing his application until a future meeting when more members are in attendance may be beneficial to him.

Mr. Walsh questioned the issues as his project meets all applicable Codes.

Chairman Sanger informed Mr. Walsh that any Board member has the right to request such information and that if two “no” votes are received this evening, the project would be denied.

Mr. Walsh questioned why he was not made aware of the problem earlier.

Marc Lopata referred to a new construction project on Aberdeen that had massing and storm water issues as well and that the project had to be reduced.

Mr. Walsh commented that he did not want to jeopardize his name or his project but that he tried to meet the City’s requirements and that the house currently only has 2 bedrooms and that he has three children and therefore, he needs more “house”.

Chairman Sanger indicated that the City tries to do what is in the best interest of everyone and that he is inclined to agree with Marc’s recommendations. He recommended to Mr. Walsh that his civil engineer show up to the next meeting and that it is not fair to him that only four members are available this evening to vote.

Being no further questions or comments, Marc Lopata made a motion to table the site plan review of this project in order for the applicant time to provide storm water calculations from the civil engineer. The motion to table was seconded by Ron Reim and unanimously approved by the Board.

Catherine Powers informed Chairman Sanger that the architectural review portion of the proposal also needs to be postponed and asked that a vote be taken. She informed Mr. Walsh that City staff would like to see the calculations in advance of the next meeting.

Chairman Sanger asked about Trustee approval.

Catherine Powers informed the members that the Trustees had signed off on the project, but now maybe they are not sure they should have.

Being no further questions or comments, Marc Lopata made a motion to table the ARB portion of the project. The motion was seconded by Ron Reim and unanimously approved by the Board.

Marc Lopata commented to Mr. Walsh that other additions in the neighborhood go back 12 to 17 feet and his goes back 27 feet.

Mr. Walsh stated that the second floor steps back.

Marc Lopata stated that the character of the neighborhood (air, visual) is being questioned and that there is no question that the amount of storm water run-off is being increased.

Kevin O'Keefe indicated that standards are judgmental, not subjective and are derived from facts in a subject area and that changes occur over time.

ARCHITECTURAL REVIEW – ADDITION TO SINGLE FAMILY RESIDENCE – 146 N. BEMISTON AVE.

Mr. Steve Gehner, contractor, was in attendance at the meeting.

Catherine Powers explained that the subject 261 square foot addition will be located on the eastern side at the rear of the 1 ½ story house and will accommodate an enlarged sunroom and second floor office. The proposed addition is brick to match the existing residence. The second floor addition will add another gable with a low pitch roof. The windows are proposed to be casement and double hung. The height of the addition will be about 21 feet from the grade at the rear to the mid-slope of the roof. The proposed roof material will be asphalt shingles to match the existing. The existing impervious coverage area is shown at 41% of the total lot. Staff believes that this calculation is conservative; however, the impervious coverage will not change with the addition because it will take the place of an existing patio. The applicant is proposing to use brick for the addition which is appropriate; however, the new roof lines make the house appear somewhat disjointed. Staff believes that with the sloping roof and the existing shed dormer running along the back of the house, incorporating an addition creates unavoidable complex roof lines and therefore, recommends approval as submitted.

Mr. Gehner stated that they added a window on the right elevation to break up the brick “wall”.

Chairman Sanger asked about the material.

Mr. Gehner indicated that the addition will be brick painted to match the house.

Being no further questions or comments, Marc Lopata made a motion to approve as submitted. The motion was seconded by Ron Reim and unanimously approved by the Board.

Chairman Sanger referred to the comment made in staff's memorandum regarding Ladue Nail & Spa (the comment Marc asked to have removed).

Catherine Powers indicated that the comment will be removed from the memo.

Ron Reim indicated that he was required to connect to the storm sewer.

Catherine Powers informed the members that MSD no longer allows connection to a combined (storm/sanitary) sewer line.

Marc Lopata commented that pervious concrete would be much better and that an asphalt lot is a terrible solution (Shady Oak Theater site).

Craig Owens stated that the Centene building now contains glass.

Catherine Powers indicated that the tour of Centene may have to be changed as Tim Gaidis has to leave by 4:15 p.m. She stated that staff will contact everyone.

Chairman Sanger asked about court cases.

Kevin O'Keefe stated that the court dismissed the Wheelock case as he requested, but it may be further appealed.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:10 p.m.

Recording Secretary